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Mallard Way, Market Rasen



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£330,000



MODERN DETACHED HOUSE, POPULAR RESIDENTIAL LOCATION. Well presented and spacious accommodation comprising entrance hall, kitchen, dining room, utility, WC, 4 BEDROOMS, ensuite, family bathroom. LANDSCAPED GARDENS & double garage. VIEWING ADVISED TO FULLY APPRECIATE

Key Features

- Detached Family Home
- Popular Residential Location
- Spacious Accommodation
- Entrance Hall, Lounge, Kitchen
- Dining Room, Utility, WC
- 4 Bedrooms, Ensuite & Bathroom
- EPC rating TBC
- Tenure: Freehold

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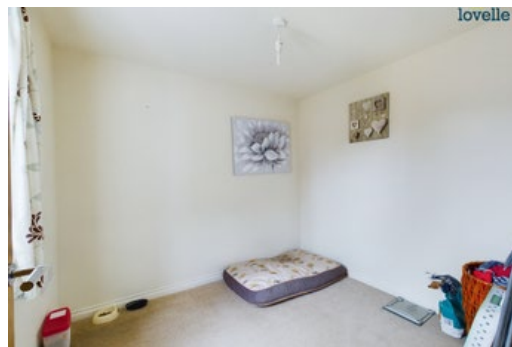


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Situation

Market Rasen is a small historic Market Town which boasts bustling streets, local shops selling local produce, friendly pubs and stunning surrounding countryside. Facilities are excellent and besides the thriving shopping centre there's a police station, fire and ambulance stations, railway station, excellent schooling, doctor's surgery, good access to NHS dentists and a library. On top of all that, there's a racecourse the only one in Lincolnshire and a golf course, and a fair number of new residential developments which have brought in new residents to this pleasant corner of Lincolnshire. This bustling town has become increasingly popular with commuters, not only because of its easy road access but also because of its rail links to Grimsby & Lincoln which now has direct trains to London. Equally, because it's one of the western gateways to the Lincolnshire Wolds, you don't need to go far to find quiet roads, pleasant footpaths and beautiful countryside

Entrance Hall

1.84m x 1.47m (6'0" x 4'10")

double glazed entrance door, radiator and stairs to first floor accommodation

Lounge

7.29m x 3.57m (23'11" x 11'8")

double glazed window to front aspect, 2 radiators, feature fire place and uPVC French doors to rear

Dining Room

4.48m x 3.30m (14'8" x 10'10")

double glazed window to front aspect, radiator and laminate flooring

Kitchen

5.13m x 2.68m (16'10" x 8'10")

a range of fitted wall and base units, space for fridge freezer, electric oven, 4 ring gas hob, integrated dishwasher, stainless steel sink unit, radiator, laminate flooring and double glazed window to rear aspect

Utility Room

3.02m x 1.74m (9'11" x 5'8")

fitted wall units, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator and double glazed side entrance door

WC / Cloakroom

1.13m x 1.74m (3'8" x 5'8")

low level WC, hand wash basin, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

Landing

4.03m x 2.24m (13'2" x 7'4")

double glazed window to side aspect, radiator, airing cupboard housing hot water cylinder and roof void access

Bedroom 1

2.84m x 3.78m (9'4" x 12'5")

2 double glazed windows to rear aspect, radiator and fitted wardrobes

Ensuite

2.06m x 2.21m (6'10" x 7'4")

3 piece suite comprising low level WC, pedestal hand wash basin, shower cubicle, tiled splash backs, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Bedroom 2

2.72m x 3.30m (8'11" x 10'10")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

2.68m x 3.93m (8'10" x 12'11")

double glazed window to front aspect and radiator

Bedroom 4

2.72m x 2.47m (8'11" x 8'1")

double glazed window to rear aspect and radiator

Bathroom

1.73m x 2.20m (5'8" x 7'2")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath with shower over, tiled splash backs, vinyl flooring, radiator and double glazed window to side aspect

Gardens

occupying a generous plot with landscaped gardens, being mostly laid to lawn, paved patio areas and raised vegetable beds

Double Garage

5.73m x 5.30m (18'10" x 17'5")

2 up and over doors, power, lighting and side entrance door

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

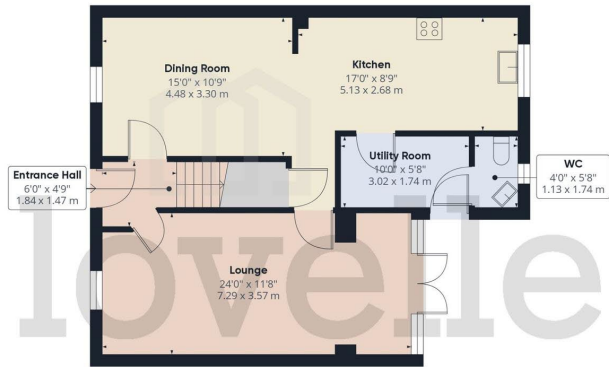
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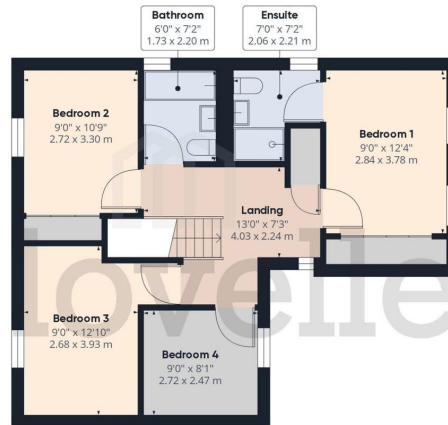
Approximate total area⁽¹⁾
 1694.35 ft²
 157.41 m²

(1) Excluding balconies and terraces

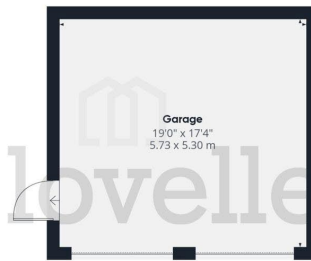
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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